

DATE OF SUBMISSION: \_\_\_\_\_  
ZONING BOARD \_\_\_\_\_ PLANNING BOARD \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_  
APPLICATION NO. \_\_\_\_\_

TOWNSHIP OF FLORENCE  
LAND DEVELOPMENT APPLICATION

If you are not familiar with the Florence Township Ordinance requirements please ask to see a member of the Planning/Zoning Staff prior to filling out the application.

A. BASIC INFORMATION

1. APPLICANT NAME: The Victor Robbins Group 2. OWNER NAME: Keating Realty Corp.  
STREET ADDRESS: 3 Mary Way STREET ADDRESS: 1050 Riverview Drive  
CITY: Hainesport STATE: NJ ZIP: 08036 CITY: Florence STATE: NJ ZIP: 08518  
TELEPHONE: (609) 267-0080 TELEPHONE: \_\_\_\_\_

3. If applicant is not owner, set forth in detail the nature and source of the legal beneficial right by which you can claim to submit this application.

4. TYPE OF APPLICATION: (check as many items as applicable)  
Starred (\*) application require a public hearing with notice and legal advertisement.

<input type="checkbox"/> Minor subdivision	<input type="checkbox"/> Major Site Plan – Final	<input type="checkbox"/> Interpret zoning map or ordinance
<input type="checkbox"/> Major Sub-Prel*	<input type="checkbox"/> Conditional Use*	<input type="checkbox"/> Bulk variances*
<input type="checkbox"/> Major Sub-Final		<input checked="" type="checkbox"/> Use variances*
<input type="checkbox"/> Minor Site Plan*		<input type="checkbox"/> Informal Review
<input type="checkbox"/> Major Site Plan-Prel.*	<input type="checkbox"/> Appeal of decision of an Administrative Officer	<input checked="" type="checkbox"/> Other - Site Plan Waiver

NOTE: If a variance is requested in conjunction with this application the exact nature of the variance must be indicated on the application Form – SEE No. 15.

5. LIST OF INDIVIDUALS WHO PREPARED PLANS:

ARCHITECT

NAME: N/A  
STREET: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_

SITE PLANNER

NAME: \_\_\_\_\_  
STREET: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_

ENGINEER

NAME: N/A  
STREET: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_  
FAX: \_\_\_\_\_

ATTORNEY

John C. Gillespie, Esquire  
NAME: Parker McCay P.A.  
STREET: 9000 Midlantic Drive, Suite 300  
CITY: Mt. Laurel STATE: NJ ZIP: 08054  
TELEPHONE: \_\_\_\_\_  
FAX: \_\_\_\_\_

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 1496 Hornberger Avenue  
BLOCK NO. 125 LOT NO: 25

7. TYPE OF ROAD FRONTAGE: Rt. 130 Collector Secondary Local Road  
Arterial XPrimary Local Road

8. ZONE DISTRICTS: (Circle one)

R Residential	AGR Agricultural	GM General Manufacturing
RA Residential	HC Highway Commercial	SM Special Manufacturing
RB Residential	<u>NC</u> Neighborhood Commercial	P Park
RC Residential	OP Office Park	H Historic

9. DESCRIPTION OF PROPOSED USE

Present Use Vacant Former Commercial

Proposed Use Custom Woodworking/Light Manufacturing

Number of Lots                     

<u>Lot Size</u>	<u>Frontages</u>	<u>Square Feet</u>	<u>Acres</u>
Required	<u>125 s.f.</u>	<u>                    </u>	<u>                    </u>
Existing	<u>257 s.f.</u>	<u>                    </u>	<u>                    </u>
Proposed	<u>257 s.f.</u>	<u>                    </u>	<u>                    </u>

Primary Building Setback Requirements

	<u>Front</u>	<u>One Side</u>	<u>Second Side</u>	<u>Rear</u>
Required	<u>60'</u>	<u>20'</u>	<u>20'</u>	<u>25'</u>
Existing	<u>72.05</u>	<u>20.23</u>	<u>10.16</u>	<u>&gt;25'</u>
Proposed	<u>same</u>	<u>same</u>	<u>same</u>	<u>same</u>

Accessory building setback requirements (if applicable)

	<u>Side</u>	<u>Rear</u>	<u>No. of Parking Spaces &amp; Loading</u>	<u>Off Street</u>	<u>Loading</u>
Required	<u>20</u>	<u>20</u>	Required	<u>                    </u>	<u>1/4000 s.f.</u>
Existing	<u>&gt;20</u>	<u>&gt;20</u>	Existing	<u>                    </u>	<u>same</u>
Proposed	<u>same</u>	<u>same</u>	Proposed	<u>                    </u>	<u>same</u>

<u>Percent of Impervious Coverage</u>	<u>Gross Floor Area</u>	<u>Height</u>
Allowed <u>                    </u>	<u>                    </u>	<u>                    </u>
Existing <u>                    </u>	<u>                    </u>	<u>                    </u>
Proposed <u>                    </u>	<u>                    </u>	<u>                    </u>

10. UTILITIES

Public Water

Yes No  
X Will this proposal require new water supply?  
X Is there an existing municipal water connection?  
X Can an existing connection service this proposal?  
X Are additional connections required?  
X Is the municipal water supply available?  
X Has application been made for municipal sewer conn.?  
                     Date                      No. of Connections                     

Well

Yes No  
                     Is there an existing well?  
                     Can the existing system service this proposal?  
                     Is a new well proposed?  
                     Has application been made?  
                     Has application been approved or denied?  
                     Date                     

Municipal Sewer

Yes No  
                     Will the proposal require new sewerage lines?  
                     Is there an existing Municipal sewer connection?  
                     Can the existing connection service the proposal?  
                     Are additional sewer connections required?  
                     Is sewer capacity available?  
                     Has application been made for municipal sewer conn.?  
                     Has application been approved or denied?

On Site Sewerage Treatment

Yes No  
X Is there an existing septic system?  
X Can the existing system service this proposal?  
X Is a new system proposed?  
                     Type X conventional septic  
                                          alternative sewer  
                                          waterless covert w/gray water

<u>Gas</u>	<u>Natural Gas</u>	<u>X</u> Existing	<u>Propane</u>	<u>                    </u> Existing
		<u>                    </u> Proposed		<u>                    </u> Proposed
<u>Electric</u>		<u>X</u> Existing		<u>                    </u> Above Ground
		<u>                    </u> Proposed		<u>                    </u> Below Ground

## 11. OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED

YES NO MONTH/DAY/YEAR

1. New Jersey Dept. of Environmental Protection	_____	<u>X</u>	_____
2. Burlington County Soil Conservation District	_____	<u>X</u>	_____
3. Burlington County Planning Board	_____	<u>X</u>	_____
4. N.J. Department of Transportation	_____	<u>X</u>	_____
5. _____	_____	_____	_____

## SUBMISSION DATA

12. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING APPLICATION  
(attach supplemental sheet if necessary)

QUANTITY	DESCRIPTION OF ITEMS	MONTH/DAY/YEAR
	Plan of Survey	2/25/2020

13. SUPPLEMENTAL ITEMS (COMPLETE AS NECESSARY)

PREVIOUS APPLICATIONS OR ACTIVITY:

\_\_\_ NO \_\_\_ YES IF YES Unknown  
MONTH/DAY/YEAR

TYPE OF ACTION \_\_\_\_\_ APPROVED \_\_\_\_\_ DISAPPROVED

14. DEED RESTRICTIONS OR COVENANTS AFFECTING THIS APPLICATION: YES (attach copy if yes)  
X NO

15. ARGUMENTS FOR VARIANCE: (attach sheet if necessary)  
See attached

16. WAIVERS OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENTS: (attach sheet if necessary)  
See attached

17. EXPERT WITNESSES FOR APPLICANT: (when applicable)

NAME	TYPE OF TESTIMONY
Samuel J. Agresta, PE, PP, CME (Stout & Caldwell)	Planning testimony for Use Variance

18.

**AFFIDAVIT OF APPLICANT:**

State of New Jersey

County of Burlington

:SS

John C. Collesano of full age, being duly sworn according to law, on oath deposes and says, that all of the above statements and the papers submitted herewith are true.

Applicant to Sign Here

Sworn and subscribed before me

this 10<sup>th</sup> day of January, 2022

Robin A. Spencer

**ROBIN A. SPENCER**

**A Notary Public of New Jersey**

**My Commission Expires January 28, 2024**

19.

**AFFIDAVIT OF OWNERSHIP:**

State of New Jersey

County of \_\_\_\_\_:SS

\_\_\_\_\_ of full age, being duly sworn according to law, on oath deposes and says, that \_\_\_\_\_ the deponent resides at \_\_\_\_\_

in the \_\_\_\_\_ of \_\_\_\_\_ in the County of \_\_\_\_\_

and in the State of \_\_\_\_\_ that \_\_\_\_\_ is the owner of all that certain lot, piece of land situated, lying and being in the municipality aforesaid, and known and designated as number \_\_\_\_\_

Owner to Sign Here

Sworn and subscribed before me

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

20.

**AUTHORIZATION BY OWNER:** (If anyone other than above owner is making this application, the following authorization must be executed.)

To the Approving Board of the Township of Florence:

\_\_\_\_\_ is hereby authorized to make the within application.

Dated \_\_\_\_\_

Owner to Sign Here

**CERTIFICATION**

Date \_\_\_\_\_

I, \_\_\_\_\_, an authorized representative of which is a corporation, or partnership, applying to the Planning Board or Zoning Board of Adjustment of the Township of Florence for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units, or for the approval of a site to be used for commercial purposes, do hereby disclose, pursuant to the requirements of NJSA40:55D-48.1. The name and address of all stockholders or individual partners owning at least 10% of the interest in the partnership which are hereby listed as follows:

Name \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to NJSA 40:55D-48.2)

Title \_\_\_\_\_

[www.lawrencevillenjlawyer.com](http://www.lawrencevillenjlawyer.com)

## Pay Invoice

18 AFFIDAVIT OF APPLICANT:

State of New Jersey  
County of Burlington SS  
Susan K. Geary of full age, being duly sworn according to law, on oath deposes and says, that all of the above statements and the papers submitted herewith are true.

Susan K. Geary  
Applicant to Sign Here

Sworn and subscribed before me  
this 27 day of December 20 21  
Allison N. Camara

**ALLISON N CAMARA**  
Notary Public  
State of New Jersey  
My Commission Expires Nov. 12, 2024  
I.D.# 50116497

19 AFFIDAVIT OF OWNERSHIP:

State of New Jersey  
County of Burlington SS  
Susan K. Geary of full age, being duly sworn according to law, on oath deposes and says, that the decedent resides at 1050 Riverview Drive in the Township of Florence in the County of Burlington and in the State of New Jersey that Reading Realty Company, a M. C. Reading, Inc. is the owner of all that certain lot, piece of land situated, lying and being in the municipality aforesaid, and known and designated as number Block 125 Lot 25

Susan K. Geary  
Owner to Sign Here

Sworn and subscribed before me  
this 27 day of December 20 21

20 AUTHORIZATION BY OWNER: (If anyone other than above owner is making this application, the following authorization must be executed.)

To the Approving Board of the Township of Florence:  
Susan K. Geary is hereby authorized to make the within application.

Dated 12-27-21

Susan K. Geary  
Owner to Sign Here

CERTIFICATION

Date 12-27-21  
I, Susan K. Geary, an authorized representative of which is a corporation, or partnership, applying to the Planning Board or Zoning Board of Adjustment of the Township of Florence for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units, or for the approval of a site to be used for commercial purposes, do hereby disclose, pursuant to the requirements of N.J.S.A.40:55D-48.1. The name and address of all stockholders or individual partners owning at least 10% of the interest in the partnership which are hereby listed as follows:

Name	<u>Susan K. Geary, Secretary</u>	Address	<u>1050 Riverview Drive</u>
			<u>Florence, NJ 08518</u>

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each



individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to NISA 40:55D-48.2.

Susan K. Geary is 100% Shareholder of  
Keating Realty Company

  
Title: Corporate Secretary

## **Arguments for Variance/Site Plan Waiver Request**

The subject Property, located in the Township's NC Neighborhood Commercial District, has been vacant now for over two (2) years. It previously housed the Keating family's infrastructure/road construction company, which involved the use of the property for mechanic and repair/machine shop for maintenance of their equipment; storage space; and the parking of their heavy equipment outdoors.

The current Applicant operates of a small warehouse at 3 Mary Way, Hainesport, New Jersey. Unfortunately, as a result of a recent change in ownership for that property, that lease has been terminated effective February 28, 2022. The Keating Property at 1496 Hornberger Avenue is attractive to The Victor Robbins Group ("VRG"), because it provides an excellent location for this light woodworking/manufacturing facility. The VRG is a producer of architectural interiors and fine cabinetry. Its market focus is on the ultra-high end luxury interior market, producing custom-designed and manufactured interiors for the world's most discerning design professional, and end users. From penthouse interiors that overlook the New York skyline to 70<sup>th</sup> floor corporate office interiors that overlook Central Park, the majority of The VRG's custom-made furniture is shipped to the New York City (Manhattan) area. All of the VRG manufacturing is done under one roof, though VRG uses a host of other subcontracted manufacturing companies, where additional work in specialties are outsourced. VRG is an interior operation, with no outside yard use or noise. VRG's hours of operation are Monday through Friday, 7:00 AM to 5:00 PM, and the occasional half days on Saturday. There is no night work. Since VRG's products are of such a high caliber offering, there are minimal deliveries and truck traffic. The focus of the business is not on production, but rather one-of-a-kind, boutique projects.

VRG employs between 15 to 20 individuals, in-house, who are highly skilled craftsmen and artisans. Many of its employees would benefit from ridership on the River Line train, which has ready access to the subject building.

Photographs of some of the final product undertaken by VRG are attached hereto. At this juncture, until it is ready to undertake exterior renovations (parking, landscaping, and the like), which will be sometime in 2022, VRG also respectfully requests Site Plan Waiver so that it can move from its Hainesport location, into this Florence site as quickly as possible following the Board's approval. There are no exterior renovations proposed to the building at this time; however, VRG does intend to make a significant investment in the exterior appearance of the building. That would include not only re-facing the exterior of the walls of the building, and giving it a "new look", but also undertaking necessary paving, lighting, and landscaping. However, given that the building has been vacant for a couple of years, and that there are no tractor-trailer deliveries at all to this site, with only an occasional panel van and/or panel truck (as well as Federal Express, UPS and Amazon deliveries), it is respectfully suggested that the beneficial re-use of the Property to allow VRG to move into it, to continue its high-end woodworking services, pending a future Site Plan Application sometime within the next 6 to 12 months, provides great benefits to the community.



# TOWNSHIP OF FLORENCE

## VARIANCE APPLICATIONS CHECKLIST OF SUBMISSION REQUIREMENTS

### TO BE FILLED OUT BY APPLICANT:

Name of Applicant: The Victor Robbins Group  
Location of Subject Property:  
Street Address: 1496 Hornberger Avenue  
Block: 125 Lot: 25  
Date Submitted to Florence Land Use Office: \_\_\_\_\_

### FOR OFFICIAL USE ONLY:

Date Received at Florence Land Use Office: \_\_\_\_\_ By: \_\_\_\_\_

Completeness Review By (required by both):

Complete	Incomplete	Reviewed by	Signature	Date Reviewed
_____	_____	Board Engineer	_____	_____
_____	_____	Board Attorney	_____	_____

(If incomplete indicate the missing items on this form and return it to the applicant)

Date Returned to Applicant: \_\_\_\_\_ By: \_\_\_\_\_

### INSTRUCTIONS

You should first obtain the "GENERAL INSTRUCTIONS FOR APPLICATIONS", from the Land Use Office. Read it carefully for a detailed explanation of the application process. Be sure that you have the correct checklist before you begin compiling your application. This checklist relates to steps 1 and 2 in the process (as described in the General Instructions) and can be used only for **variance applications**. It is your responsibility, as an applicant, to provide a complete "picture" of your application. Only after you have provided the information listed below can your application be certified as "complete" and submitted to the Planning Board or Zoning Board for their review. In some cases (indicated below), specific checklist items may be requested to be waived by checking the appropriate box under "waiver requested". Be sure that you address each of the items listed in this checklist in your application submission. Failure to do so will result in it being classified "incomplete". An "incomplete" application has no legal status.

### **SUBMISSION OF MATERIALS to the LAND USE OFFICE**

At the time of the original submission of your application to the Florence Land Use Office, your application must be in 14 complete sets (original and 13 copies). All maps must be folded and a complete set must be sent directly to the Board's professional staff (addresses can be obtained from the Land Use Office). As noted below, the application fee is a non-waivable submission item. However, because the application fee is non-refundable, you are not required to submit the application fee until after your application is certified "complete" (and scheduled on the Board's meeting agenda).

#### Non-waivable Submission Items

The following items must accompany all applications at the time of the original submission. They cannot be waived. Please check the appropriate box when provided:

Provided	
X	Completed and signed checklist together with written justification of waiver requests, if any. Original and thirteen (13) copies.
X	Application Form. Original and thirteen (13) copies, completed and notarized.
X	Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form).
X	Certification by the Township Tax Collector that all taxes on the subject property are paid to date. Original and thirteen (13) copies.
X	If the property is under agreement, either a copy of the agreement or a letter from the owner granting permission to seek application approval.

PLEASE NOTE: The application fee is also a non-waivable submission item; but because it is non-refundable, you may submit it after your application is certified as "complete" and scheduled on a Board meeting agenda.

#### Submission Items

The following items are required by ordinance to be submitted with all variance applications. You may request that a specific item be waived by marking the appropriate "waiver requested" box and providing written justification for the request. A determination on any waiver request will be made based upon the written justification that must accompany any waiver request. Waivers will be granted only for good and sufficient reason and the request to waive a major item will substantially delay the process. Please check the appropriate boxes:

Provided	Waiver Requested	
X		Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures. Original and thirteen (13) copies.
	X	A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and thirteen (13) copies.
X		A complete "Request for Certified List of Property Owners" form (obtain from Land Use Office).
	X	A certificate from the Zoning Officer setting forth the reasons for the denial of the zoning permit. If you have retained an attorney or planner, they may provide the written description of the needed variance(s).

**"d" ("USE") VARIANCE (under C40:55D-70d) SUBMISSION REQUIREMENTS**

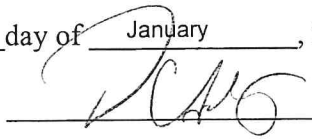
If your application is for or includes a "d" (use) variance the following information must be provided in addition to the submission items listed above:

Provided	Waiver Requested	
X		A written statement describing and providing legal justification for the exact proposed use requested. Original and thirteen (13) copies

**APPLICANT'S CERTIFICATION**

The undersigned (applicant) hereby acknowledges that the information contained herein is true and complete to the best of his/her knowledge.

Date: This 10<sup>th</sup> day of January, 2022

  
\_\_\_\_\_  
JOHN C. GILLESPIE  
Att'y for Applicant

**TOWNSHIP OF FLORENCE  
OFFICE OF THE PLANNING AND ZONING BOARDS**

**TAX COLLECTOR'S CERTIFICATION**

Applicant's Name, Address and Telephone Number: The Victor Robbins Group  
3 Mary Way, Hainesport, NJ 08036

Block/s: 125 Lot/s: 25

Street Address: 1496 Hornberger Avenue, Roebling, NJ 08518

Property Owner's Name, Address and Telephone Number **IF DIFFERENT FROM APPLICANT:**  
Keating Realty Co., P. O. Box 187, Florence, NJ 08518

I HEREBY CERTIFY THAT:

( ) There is due to the Township of Florence, on the above property, the following amounts:

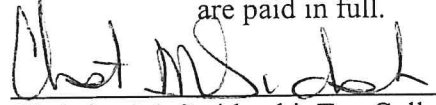
Taxes: \$ \_\_\_\_\_

Assessments: \$ \_\_\_\_\_

Water and/or Sewer Charges: \$ \_\_\_\_\_

TOTAL: \$ \_\_\_\_\_

(X) ALL Taxes, Assessments and Water and/or Sewer Charges on the above property are paid in full.

  
Christine M. Swiderski, Tax Collector

Date: 12/1/2021

**PLEASE NOTE:** This document must be completed by the Tax Office BEFORE it is submitted with the application package.







